

## AIRPORT LAND USE COMMISSION

FEBRUARY 16, 2005

Minutes of the Regular Meeting of the Airport Land Use Commission held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 1:30 p.m.

**PRESENT:** COMMISSIONERS JOHN CROMWELL, JAMES GLEIM, TERRY ORTON, RICHARD POTTRATZ, ROBERT TEFFT, GERRIT VANDERZIEL, AND CHAIRMAN ROGER OXBORROW

**ABSENT:** NONE

**STAFF:** BILL ROBESON, AIRPORT LAND USE COMMISSION PLANNER

The following action minutes are listed as they were acted upon by the Airport Land Use Commission and as listed on the agenda for the Regular Meeting of February 16, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

The meeting is called to order by Chairman Oxborrow.

### Roll Call

Staff states there are no agenda changes.

**Public Comment:** no one comes forward for comment.

1. **Minutes:** Minutes of December 15, 2004 and January 19, 2005, are presented for approval. **Thereafter, on motion of Commissioner Vanderziel, seconded by Commissioner Gleim, and carried in the absence of Commissioner Tefft the minutes of December 15, 2004 and January 19, 2005, are approved with the correction noted to the January 19, 2005 minutes, Page 1b-1, under Public Comment to read: "Vern Dahl, Director.."**
2. **Staff updates:** Bill Robeson states all the staff updates will be covered within the agenda discussion items.

### Discussion items:

3. **Tolosa Medical Office Building:** Proposed 2-story office building over a one story parking garage located at the corner of S. Higuera Street and Margarita Avenue in the City of San Luis Obispo; Hamrick Associates, agent.

Commissioner Tefft is now present.

Bill Robeson describes the project location, the proposed a 3-story office building and states the main issue is the density of the project proposal. He discusses ACOS (Airport Compatible Open Space) application, density calculations and defers to the applicant for

further office description and building size.

Warren Hamerick, agent for Tolosa Medical Group, comments on the high power lines on Margarita Avenue that will restrict building heights; estimates the space that will be used, occupancy calculations of approximately 40 to 45% and states he is available for questions.

Commissioner Tefft questions if staff recalls a similar project that the City of SLO acted on; Staff responds yes, and describes the medical office action to commercial service zoning, and comments on the consistency determination by the ALUC. Commissioner Tefft discusses safety issues, the City's density calculations and his concerns about the density of this preliminary project request today.

Mike Draz, Assistant Deputy Director/City Of SLO, states this proposal is in the City process and it's the applicant's request to come before the ALUC today to work around the ALUC issues.

Chairman Oxborrow questions the density calculations. Bill Robeson responds the applicant states that 40 to 45 people would occupy the building, discusses occupancy calculations, and states the ALUP will allow approximately 27 people after the ACOS is approved. Bill Robeson clarifies that this is before the ALUC as a preliminary proposal to address the density issues. Commissioner Tefft further discusses the basis of the density figures used and parking calculations. Commissioners and staff further discuss the density issues, ACOS restrictions and existing criteria for calculations. Chairman Oxborrow expresses the consensus of this preliminary proposal and states the ALUC will need to work within the provisions in the ALUP. He discusses ACOS application and states the ACOS needs to be in place for this project to move forward and the occupancy proposal is too high based on the current ALUP; he directs the applicant to continue to work with Staff on these issues.

4. **Judy Bloomquist:** Letter regarding the zoning of Hidden Hills Mobilodge/Lazey Acres RV Storage located at 650 Tank Farm Road in the City San Luis Obispo.

Bill Robeson comments on letter received from Judy Bloomquist, describes the location and comments on the concerns in the letter. He explains the affiliation to the project discussion by Carol Florence, agent for prospective buyer, Mr. Hamlich, at a previous ALUC meeting. He states the letter is meant to bring their issues to the attention of the ALUC, and notes there are no options with the requests under the ALUP. He adds the property is for sale and there is a possibility these requests will come before the ALUC again with a new buyer.

Commissioner Pottratz feels the letter is requesting rezoning to Service Commercial and states he would not object to that; he states he just does not want houses to be built there. Commissioner Tefft concurs with Commissioner Pottratz and states a rezoning change would be consistent with the ALUP.

Bill Robeson states this property is in the county jurisdiction and discusses long range zoning changes that may occur.

Mike Drazé, Assistant Deputy Director/City Of SLO, comments this property is in the City's proposed Airport Area Specific Plan and discusses zoning in this area if this plan gets approved. He states if this property gets annexed to the City it will most likely stay consistent to what the County zoning is.

Commissioner Tefft questions if there has been a response letter written to Judy Bloomquist's letter. Bill Robeson responds no, and further discusses the County zoning in this area, existing mobile homes, and options for the future.

Mike Drazé states the City did write a response to Judy Bloomquist including the comments he made above and recommends the County respond with what has been discussed so it will be consistent.

Commissioner Gleim recommends that clarification of the jurisdiction be explained in the response letter to Ms. Bloomquist; Staff concurs. Chairman Oxborrow directs staff to move forward with a response letter acknowledging receipt of her letter, clarification on zoning and ALUP requirements applicable to this area; no further action is needed.

**5. LAFCO (Local Agency Formation Commission) presentation regarding – the City of San Luis Obispo Sphere of Influence proposals.**

Paul Hood, LAFCO Executive Officer, introduces David Church, LAFCO Analyst, who will be giving today's presentation on the City of SLO Sphere of Influence (SOI). He explains the purpose of LAFCO and the persons who make up the board members. He comments on their review of open space, efforts to stop urban sprawl, and the commission's involvement in the formations of cities, districts, and community services throughout the County. He further addresses the growth boundaries addressed by the SOI; both current and long range. He discusses the MOA (Memorandum of Agreement) that is being negotiated between the County and the City to determine what the SOI should be with zoning and development projections.

David Church, LAFCO Analyst, displays overhead maps to describe the SOI and study areas that are being considered; he refers to the map distributed today (Exhibit A) to discuss the areas around the Airport. He further discusses projected growth in areas being considered for the SOI, documentation involved, MOAs, environmental review timeframes, and projections for public review in March or April, with possible Hearings in June or July of 2005.

Paul Hood states LAFCO will keep the ALUC informed, appreciates any comments from the ALUC and is available for any questions.

Commissioners question areas that will be included in the SOI, projected growth in the area, need for community services, and LAFCO's position on the airport area. Mr. Hood and Mr. Church respond to the reserve lines considered, need for community services and LAFCO's consideration for the airport area. Mr. Hood feels LAFCO is well read on the airport issues, but wants to keep the ALUC involved for input. Commissioners question if LAFCO has a role in urbanization that areas not incorporated; Mr. Hood responds yes and explains. Chairman Oxborrow expresses the ALUC's appreciation for

the LAFCO presentation today.

**5. Airport-Compatible Open Space plan (ACOS) – status and information from the City of SLO; Mike Drazo and Michael Codron, City of San Luis Obispo (SLO).**

Bill Robeson discusses the subcommittee meetings that have taken place with the City, and states City staff is here to further discuss the above item.

Michael Codron, Associate Planner/City of SLO, gives the ALUC a draft of the City's ACOS plan (exhibit A), notes the meetings involved in the review of the plan, describes the plan basics; and states the City Council will review this plan for the first time on March 15, 2005. He discusses the outline for the plan to meet the requirements for ACOS, outlines the areas included, site descriptions, development status, implementation and site maps. He presents a quick overview of the sites included, seven compatible open space sites and projection for more. He states he is looking for input on flight direction orientations to their site overviews; discusses the Orcutt area expansion that is coming forward soon, the Margarita Area Specific Plan already being reviewed by the ALUC, and discusses other areas around the airport that will be seeking ALUC direction on application of the Airport Reserve Space and aircraft movement. He discusses steps for approval, the need for ALUC input for adequacy of the proposed sites, and approval of an ACOS for the entire City. He states a concept will be presented to City Council on March 15, 2005, projections to move forward and extends an invitation to the ALUC and staff to attend the Council meeting. He adds after they receive direction from the City Council they will return to the ALUC with an ACOS plan for adoption.

Chairman Oxborrow comments on Airport Area #2 due to its orientation and safety issues. The Commissioners question the process before it is presented to the City Council, and what the relationship is to the City's General Plan and Planning tools. Michael Codron responds with the General Plan amendment process, policy actions needed to implement this plan, consistency with the General Plan, and a MOA (Memorandum of Understanding) that will be needed between the City and the ALUC. Commissioner Pottratz expresses his reservations with the concept of this plan, states he envisioned the ACOS would be developed for each individual ACOS, and comments on the reserve within the ALUC radius that would allow the increased density and bigger footprint as the reserve areas were established. He compliments Mr. Codron on his presentation; discusses the MOA, comments on his concern with space designated in perpetuity, feels reserve space will be eliminated and further comments on concerns around the airport area. Commissioner Tefft questions the area around Laguna Lake, recommends a park be included in with the Laguna Lake Master Plan. Commissioner Orton notes his concerns with Planning areas 1 and 2, and discusses General Plan consistency, concept of this plan approach and review by the ALUC.

Michael Codron identifies the areas of concern and reviews requirements by the ALUC, comments on the Dalidio project, Orcutt Area and the Bergelli easement, and discusses safety considerations.

Commissioner Gleim questions if any crash site criteria was included in the City's analysis; Mr. Codron responds no and states he was not aware that was a requirement during consideration of the ACOS. Commissioner Tefft discusses the focus of review

today; feels this plan has good features with large open spaces, and sizable areas of open space for emergency landing. Commissioners further discuss reserve space guarantees and ACOS criteria. Chairman Oxborrow feels there are more issues for subcommittee to work through, thanks Michael Codron for the presentation today, and states he will recommend certain members of the ALUC to attend the City Council meeting.

Bill Robeson requests additional input from the ALUC with more concrete information in a positive or negative response from the ALUC to get more of a consensus for the City.

Chairman Oxborrow questions if there is more of an assurance that this ACOS plan will be part of the General Plan. Bill Robeson clarifies his request and questions if the proposed area coverage presented today is adequate and can the ALUC agree if this ACOS plan is included in the City's General Plan that would be sufficient assurance.

Michael Codron responds that this information will be in the Area Specific Plans, and there will be a specific policy in the General Plan. He responds to the safety concerns for crash landings and states they used the safety information recommended in the CalTrans handbook.

Commissioners continue to discuss the criteria with City staff regarding the assurance of the ACOS plan in the General Plan, safety issues, airport area concerns and reserve space. Chairman Oxborrow calls for a question of consensus; Commissioners further discuss the positive and negative consensus of the ACOS plan submitted today.

Commissioner Vanderziel is absent.

Commissioners continue to discuss the above item.

Commissioner Vanderziel is now present.

Mike Drazé further discusses the ACOS plan proposal, area of movement, General Plan protection, and agreements proposed.

Commissioners further discuss this matter; Chairman Oxborrow directs staff to work out all the details with the subcommittee members to debate any remaining issues, states to leave the plan presented today conceptually where it is and possible areas may have to be adjusted at a later time; no further action taken.

Meeting: afternoon recess

**6. Margarita Area Specific Plan Final Document (Adopted: October 2004) - status and information from the City of SLO Mike Drazé, City of San Luis Obispo.**

Bill Robeson notes the Margarita Area Specific Plan document was presented at the last meeting to discuss and relay concerns to Mr. Drazé and final approval of the document will be coming forward soon.

Mike Drazé, Assistant Deputy Director/City Of SLO, refers to the letter included in the

agenda packet resulting from the ALUC comments, references to chapter 6 of the ALUP and discusses compromises made with the ALUP. He notes Prado Road reconfigurations different than what is reflected in ALUP (Airport Land Use Plan) map. He comments on other changes to configurations to actual locations of the parks/open space on the eastern portion; neighborhood commercial zoning location changes; discusses the residential lots within commercial designated areas; comments on the residential development, on the open space reserve designated areas, and development projects. He feels this plan is consistent with the ALUP; he states he would like to move forward with an ALUC agreement today, and is available for questions.

Commissioner Pottratz questions what else will go in the Neighborhood Commercial area designated on page 6, what is the gross acre agreement and discusses calculations for gross acre.

Mike Drazé discusses the housing proposals with lower floors having small retail businesses. He states gross acre is measured to the middle of street, and comments on data for calculations.

Commissioner Pottratz feels the numbers should be reduced for the ALUC to approve this plan, and states his concern with density issues. Chairman Oxborrow questions what action is requested; Mike Drazé requests a consistency determination today. Commissioners and City staff further discuss density issues and consistency determinations with the ALUP.

Bill Robeson clarifies the legal requirements for a determination of consistency by the ALUC and states it would have to be presented at the next ALUC hearing for proper noticing for this action.

Commissioner Gleim compliments City staff on the Margarita Area Specific Plan detail. Chairman Oxborrow directs staff to place this item on the March 16, 2005, ALUC agenda for a consistency determination.

## HEARING ITEM:

7. This being the time set for hearing to consider a proposal by the **SAN LUIS OBISPO COUNTY AIRPORT LAND USE COMMISSION for the purpose of adopting proposed amendments to the Airport Land Use Plan (ALUP) for the Paso Robles Municipal Airport.** The amended ALUP will allow for the orderly growth of the airport and the area surrounding the airport within the jurisdiction of the Airport Land Use Commission, and safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general. This will be achieved by the incorporation of updated policies and guidelines provided by the California Airport Land Use Planning Handbook, the San Luis Obispo County Airport Land Use Commission and community/public participation. The project is located in San Luis Obispo County, within the Paso Robles Municipal Airport Land Use Planning Area boundaries.

Bill Robeson describes the draft document, the consistency determination request, considerations and noticing that have been met and the purpose of the amendments to the Airport Land Use Plan (ALUP) for the Paso Robles Municipal Airport. He states he is

available for questions and recommends the ALUC adopt this plan with what is presented today.

Chairman Oxborrow discusses the revisions submitted in the packet, corrections recommended and discusses direction this commission could proceed to work through the recommendations. He states he will call for public comment before the Commission begins its discussion.

Michael Nunno expresses his concern with the consistency of the plan regarding the development in zone 3 for light industrial. Chairman Oxborrow recommends Mr. Nunno wait to comment on his concerns until he is able to hear the recommendations that will be presented today regarding this matter; Mr. Nunno agrees.

Commissioner Pottratz states he would like to make suggestions prior to adopting the plan and matter is fully discussed by the Commissioners to make changes to Page 4-6, Section 4.3 add Item d; revise Page 4-12, 4.4.3 (a) Policy, N-1; revise Page 4-13, 4.4.3 (b) Policy N-2 line 1, (c) Policy N-3 line 1, (d) Policy N-4 line 1; revise Page 5-6, item 6; revise Page 5-7, item 16 and 17; and insert date of November 16, 2004 in Appendix page A-3.

Mr. Nunno comments on density in a use where a developer has a manufacturing line and other restrictions depending on what is being manufactured. Commission Cromwell concurs with Mr. Nunno's comments regarding manufacturing density calculations; matter is further discussed and Commissioners recommend additional changes to Page 105, Appendix E, under Manufacturing, to read: "One person per 400 sq. ft. gross floor area."

Commissioner Gleim states he shares the concerns of Commissioner Pottratz regarding the preparation of the final ALUP, but adds from a policy aspect he strongly recommends moving forward today. Commissioner Pottratz agrees to move forward if the final document can be reviewed by the Commission to ensure all the changes have been administered correctly; Commissioners agree.

**Thereafter a motion of Commissioner Gleim to approve the amendments to the Paso Robles ALUP, as it has been revised today, is discussed.**

**Thereafter on motion by Commissioner Tefft, seconded by Commissioner Vanderziel and unanimously carried to adopt the Negative Declaration, in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.**

Chairman Oxborrow calls for any final public comment on the ALUP.

Mr. Nunno states he has no further public comment, he is satisfied with the density changes.

**Matter is fully discussed, thereafter on motion by Commissioner Gleim, seconded by Commissioner Pottratz, and unanimously carried to adopt the proposed amendments to the Airport Land Use Plan (ALUP) for the Paso Robles Municipal**

**Airport with the revisions to the document presented today and amended as follows:** (Document No. 2005-001)

**Page 4-6**, Section 4.3 add Item d with the text from the San Luis Obispo County Regional ALUP, Page 13, Section 4.2 (d) Policy G-4.

**Page 4-12**, 4.4.3 (a) Policy N-1 should read: "Would permit or fail to sufficiently prohibit establishment of any extremely noise sensitive land use inside the projected 60-dB CNEL."

**Page 4-13**, 4.4.3 (b) Policy N-2 line 1, (c) Policy N-3 line 1, (d) Policy N-4 line 1, replace the word "within" with "inside."

**Page 5-6**, item 6 should read: "The use intensity of this activity shall not exceed 20 persons per gross acre on an entire parcel or maximum 40 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside."

**Page 5-7**, item 16 should read: "The use intensity of this activity shall not exceed 40 persons per gross acre on an entire parcel or a maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside."

**Page 5-7**, item 17 should read: "The use intensity of this activity shall not exceed 60 persons per gross acre on an entire parcel or a maximum 120 persons per single acre, at any time. Usage calculations shall include all people (e.g., employees, customers/visitors, etc.) who may be on the property at any single point in time, whether indoors or outside."

**Page A-3**, Appendix A, insert November 16, 2004 into the blank date areas under Airport Planning Status and Airport Layout Plan.

**Page 105**, Appendix E, under Manufacturing, revise to read: "One person per 400 sq. ft. gross floor area."

There being no further business, this meeting is adjourned to March 16, 2005, at 1:30 p.m., in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary  
Airport Land Use Commission